

**ORDINANCE NO. 20110825-103**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 108 WEST GIBSON STREET IN THE BOULDIN CREEK NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-CO-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district to general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2011-0060, on file at the Planning and Development Review Department, as follows:

Lots 28-32, Nora Eck Resubdivision, west portion of Block 13 and Block 2A, Swisher Addition, an addition in the City of Austin, plus the vacated alley out of the Newning Resubdivision of Block 13, and 2A, as shown on a plat of record in Volume 3, Page 228, Travis County Plat Records (the "Property"),

locally known as 108 West Gibson Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** Except as specifically provided in Part 3 and Part 4, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, the mixed use combining district, and other applicable requirements of the City Code.

**PART 3.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered

cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 1,400 trips per day.

B. A commercial use may not exceed 20,000 square feet of gross building coverage. An underground parking structure is not included in the calculation of building coverage.

C. The following uses are prohibited uses of the Property:

- |  |  |
|--|--|
| Bed and breakfast residential (Group 1)                            | Bed and breakfast residential (Group 2)                        |
| Duplex residential   | Mobile home residential  |
| Multifamily residential  | Agricultural sales and services                                |
| Automotive rentals   | Telecommunication services                                     |
| Automotive repair services   | Automotive sales   |
| Automotive washing (of any type)                                   | Bail bond services   |
| Building maintenance services                                      | Business or trade school                                       |
| Business support services  | Campground   |
| Commercial blood plasma center                                     | Commercial off-street parking                                  |
| Communication services   | Construction sales and services                                |
| Consumer convenience services                                      | Consumer repair services                                       |
| Convenience storage  | Drop-off recycling collection facilities                       |
| Electronic prototype assembly                                      | Equipment sales  |
| Exterminating services   | Safety services  |
| Funeral services   | Indoor entertainment   |
| Indoor sports and recreation                                       | Kennels  |
| Laundry services   | Medical offices (exceeding 5000 sq.ft.<br>of gross floor area) |
| Medical offices (not exceeding 5000<br>sq.ft. of gross floor area) | Monument retail sales  |
| Outdoor entertainment  | Outdoor sports and recreation                                  |
| Pawn shop services   | Plant nursery  |
| Printing and publishing  | Research services  |
| Restaurant (general)   | Restaurant (limited)   |
| Service station  | Theater  |
| Vehicle storage  | Veterinary services  |
| Custom manufacturing   | Limited warehousing & distribution                             |
| Club or lodge  | College and university facilities                              |
| Communication services facilities                                  | Community events   |
| Community recreation (public)                                      | Community recreation (private)                                 |
| Congregate living  | Cultural services  |
| Day care services (commercial)                                     | Day care services (general)                                    |

Day care services (limited)  
Hospital services (general)  
Maintenance and service facilities  
Private secondary educational facilities  
Public secondary education facilities

Guidance services  
Hospital services (limited)  
Private primary educational facilities  
Public primary educational facilities

D. Development of the Property shall comply with the following regulations.

- a. The maximum building coverage is 60 percent.
- b. The maximum impervious cover is 75 percent.
- c. The maximum height is 50 feet from ground level.
- d. The maximum floor-to-area ratio is 1.25 to 1.0.

E. On-site surface parking is prohibited except as parking for the existing improvements as shown on Exhibit "B", and up to 9,000 square feet of addition to the existing improvements.

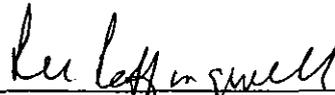
**PART 4.** The Property is subject to Ordinance No. 020523-33 that established the Bouldin Creek neighborhood plan combining district.

**PART 5.** This ordinance takes effect on September 5, 2011.

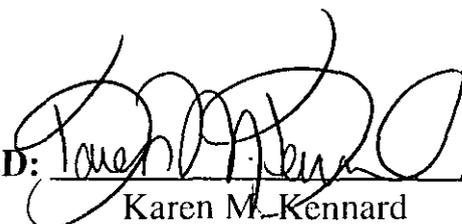
**PASSED AND APPROVED**

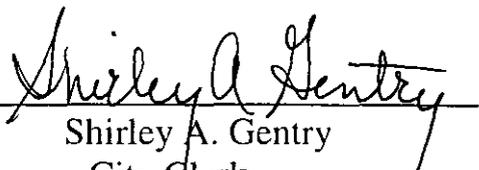
\_\_\_\_\_  
August 25, 2011

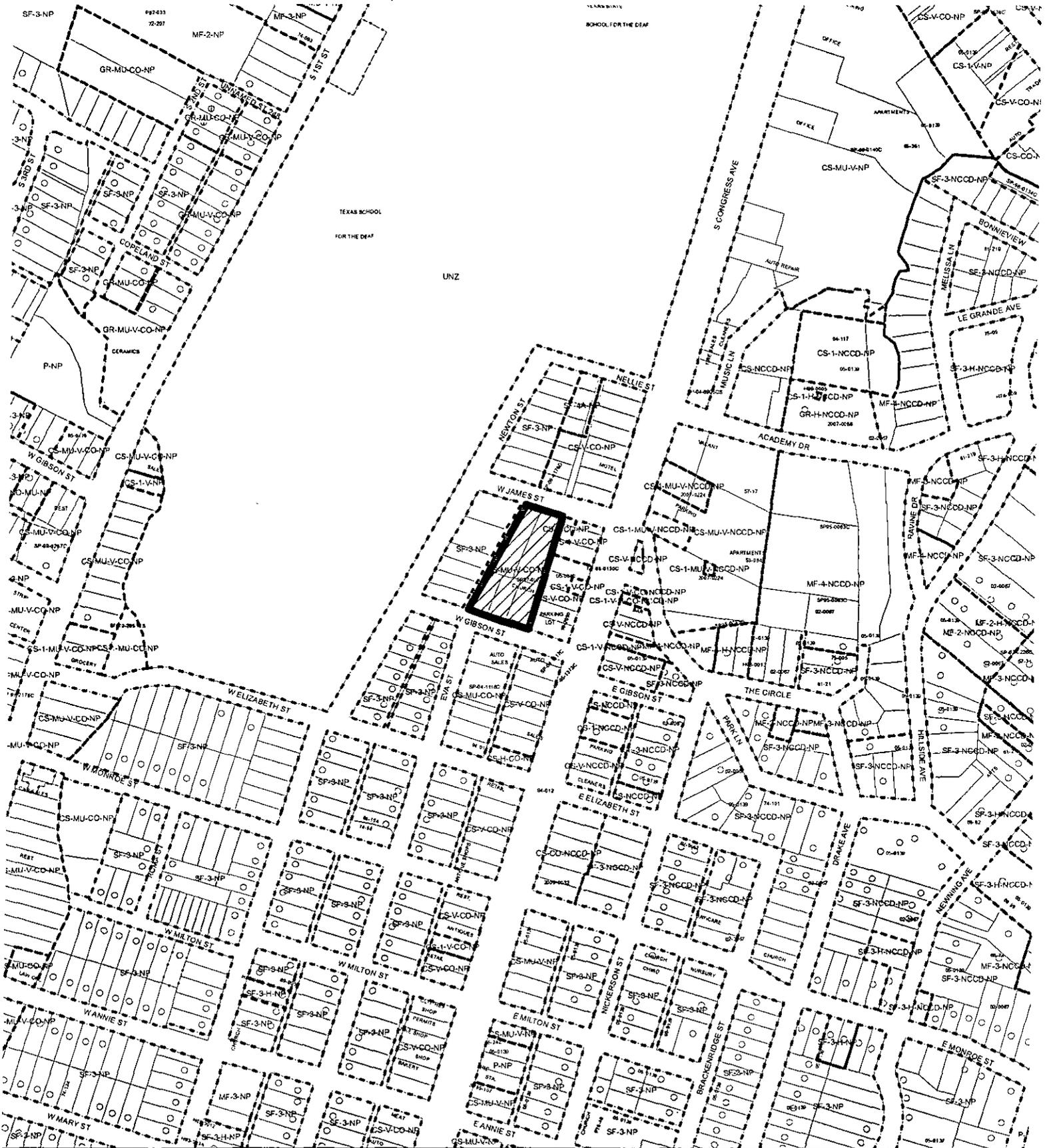
§  
§  
§



Lee Leffingwell  
Mayor

**APPROVED:**   
Karen M. Kennard  
City Attorney

**ATTEST:**   
Shirley A. Gentry  
City Clerk

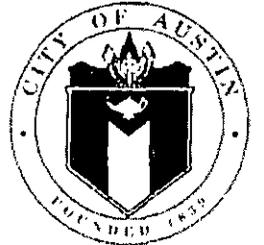


**ZONING EXHIBIT A**

ZONING CASE#: C14-2011-0060  
 LOCATION: 108 W GIBSON STREET  
 SUBJECT AREA: 1.54 ACRES  
 GRID: H21, J21  
 MANAGER: STEPHEN RYE

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

